

RETAIL PROPERTY FOR SALE

CHALMETTE RETAIL CENTER

2019-2029 Paris Rd, Chalmette, LA

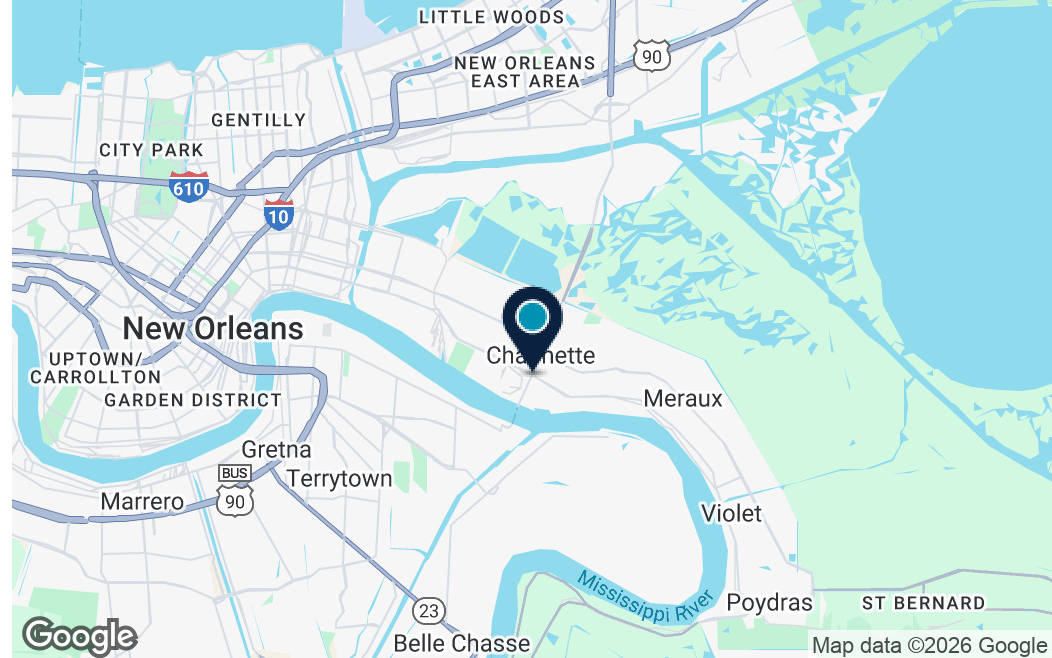


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PROPERTY DESCRIPTION

Offering both current cash flow and value-add potential, this multi-tenant retail property on Paris Road is positioned along a key commercial corridor serving Chalmette and St. Bernard Parish. The single-story center includes three adjoining suites suitable for retail, service, and hospitality uses.

Two adjacent suites (Suite A and Suite B) are vacant and were previously configured for bar and entertainment uses, with existing infrastructure that supports food and beverage or other customer-facing concepts. Suite C is occupied by a professional bonds service provider, providing in-place income and steady local traffic.

The asset is well-suited for investors or owner-users seeking repositioning upside and long-term hold potential within an established commercial market.

PROPERTY HIGHLIGHTS

- Exceptional visibility and frontage on Paris Road - a principal commercial artery in Chalmette
- Walk-up access and multiple customer entry points along the frontage
- Ample on-site parking serving all suites
- Flexible interior layouts that allow for adaptive reuse and modernization
- A mix of retail, service, and hospitality uses that serve both local neighborhood and regional customers

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	0.29 Acres
Building Size:	8,700 SF



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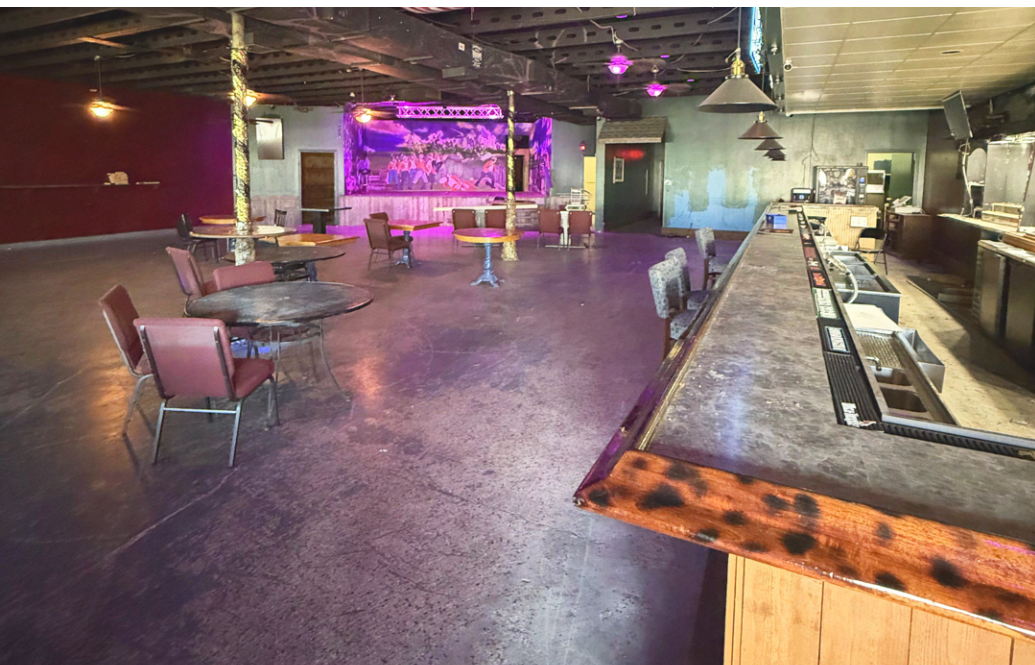
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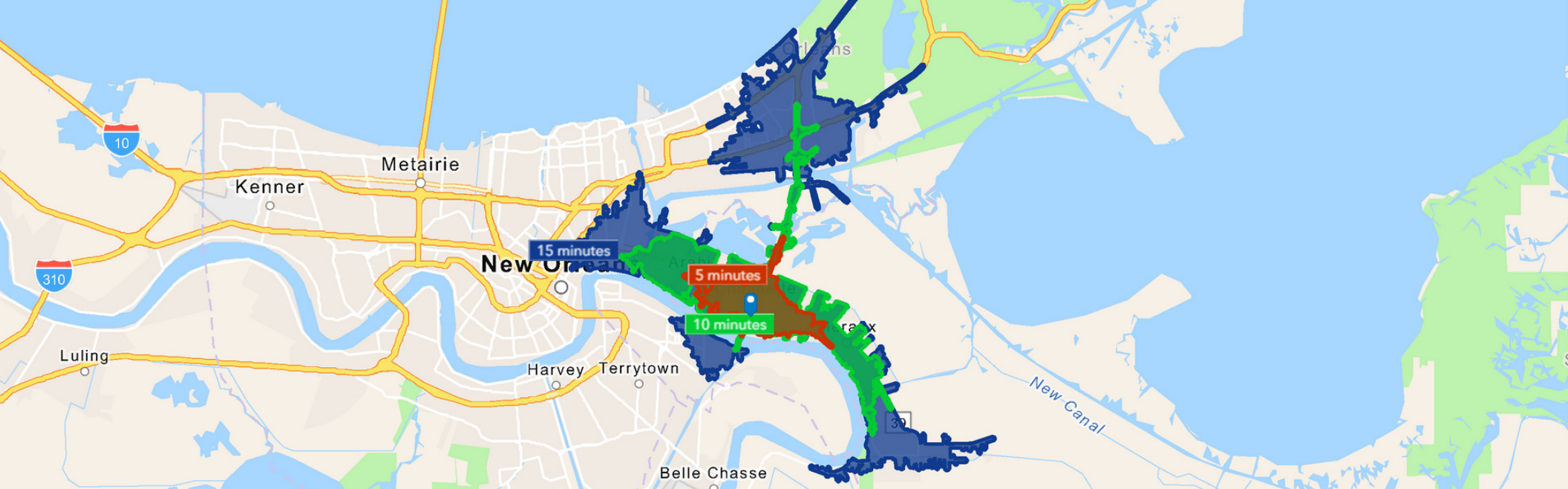
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	17,609	47,158	114,314
DAYTIME POPULATION	17,910	41,797	101,618
TOTAL HOUSEHOLDS	6,905	18,728	47,252
MEDIAN HH INCOME	\$56,998	\$54,825	\$52,297
TOTAL BUSINESSES	835	1,629	3,659



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



AgencyForm Rev. 05/21



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